

## Expected Lifespan Guidelines

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V1.02

## Expected Lifespan Guidelines

The following table contains the expected lifespan of items within a public housing dwelling. It is provided as a guide only. Final discretion on the actual lifespan of an item lies with the Property Manager in consultation with accredited professionals.

|  |               |
|--|---------------|
| <b>Walls and Ceilings</b>  |               |
| Plasterboard, ceramic tiles  | 15 – 20 years |
| Ceilings – plasterboard  | 25 – 30 years |
| Face brickwork, Render   | 40 – 50 years |
| <b>Floors</b>  |               |
| Hardwood tongue and groove (actual floor not polished finish)                                    | 20 – 25 years |
| Ceramic tiles  | 35 – 40 years |
| Vinyl sheeting   | 20 – 25 years |
| Vinyl tiles  | 15 – 20 years |
| <b>Painting</b>  |               |
| Internal surfaces<br>(Tenants will be charged the following proportional costs depending on age) | 7 years       |
| Up to 1 year   | 100%          |
| 2 – up to 3 years  | 80%           |
| 3 – up to 4 years  | 60%           |
| 4 – up to 7 years  | 40%           |
| Over 7 years   | Nil           |
| External surfaces  | 10 years      |
| <b>Timberwork – Frames Doors etc.</b>  |               |
| Cupboards  | 15 – 20 years |
| External doors   | 15 – 20 years |
| Internal doors   | 20 – 25 years |
| <b>Plumbing Hardware</b>   |               |
| Toilet Cisterns  | 7 – 10 years  |
| Ceramic Sinks  | 15 – 20 years |
| Ceramic accessories, i.e. soap holders, towel rail ends  | 15 years      |

|  |               |
|--|---------------|
| <b>Electrical Hardware</b>   |               |
| Stove  | 10 years      |
| Light Fittings   | 15 – 20 years |
| Electrical fixtures, i.e. power points, light switches etc.                                | 15 – 20 years |
| <b>Fences, Gates</b>   |               |
| Chain link fences  | 20 – 30 years |
| Timber   | 10 – 15 years |
| Colorbond sheeting   | 15 – 20 years |
| <b>Windows</b>   |               |
| Frames – wooden excluding painting   | 15-20 years   |
| Frames – metal   | 15-20 years   |
| Fly screens<br>(Tenants will be charged the following proportional costs depending on age) | 7 years       |
| Up to 1 year   | 100%          |
| 1 – up to 2 years  | 80%           |
| 2 – up to 3 years  | 60%           |
| 3 – up to 4 years  | 40%           |
| 4 – up to 7 years  | 20%           |
| Over 7 years   | Nil           |

## Enquiries

For queries regarding these guidelines please contact Housing Program Delivery on [Housing.SupplyAssessments@nt.gov.au](mailto:Housing.SupplyAssessments@nt.gov.au) or phone 08 8999 8409.

|                                   |                       |
|-----------------------------------|-----------------------|
| Related legislation and policies: |                       |
| Related documents:                | Policy: Tenant Damage |

### Document change control table

| Release Date | Version Number | Approved by (position)                                | Section amended | Category             |
|--------------|----------------|---|-----------------|----------------------|
| 19 July 2017 | V1.02          | Director Housing Program Delivery                     | All             | Editorial amendments |
| 26 June 2013 | v1.00          | Executive Director Housing Operational Client Support | All             | Editorial amendments |